

City of Coral Gables



Agenda - Final Revised

Thursday, June 18, 2026

4:00 PM

Police and Fire Headquarters, Community Meeting Room

Historic Preservation Board

Chairperson Michael J. Maxwell
Vice Chairperson Michelle Cuervo Dunaj
Board Member Ana Alvarez
Board Member Marlin Ebbert
Board Member Cesar Garcia-Pons
Board Member Margaret Rolando
Board Member Kelley Schild
Board Member Alejandro Silva
Board Member Dona Spain

The Historic Preservation Board will be holding its Regular Meeting on Thursday, June 18, 2026, commencing at 4:00 pm EST.

Pursuant to Resolution No. 2021-118, the City of Coral Gables has returned to traditional in-person meetings.

Accordingly, any individual wishing to provide sworn testimony shall be present physically in the Police and Fire Headquarters, Community Meeting Room. However, the Historic Preservation Board has established the ability for the public to provide comments (non-sworn and without evidentiary value) virtually.

In addition, a dedicated phone line will be available so that any individual who does not wish (or is unable) to use Zoom may listen to and participate in the meeting.

Members of the public may join the meeting via Zoom at <https://us06web.zoom.us/j/88413827534>.

Meeting ID: 884 1382 7534

One tap mobile

+17866351003,,88413827534# US (Miami)

+16465189805,,88413827534# US (New York)

Dial by your location

+1 786 635 1003 US (Miami)

+1 646 518 9805 US (New York)

+1 929 205 6099 US (New York)

+1 312 626 6799 US (Chicago)

+1 470 381 2552 US (Atlanta)

Meeting ID: 884 1382 7534

Find your local number: <https://us06web.zoom.us/u/kbrgrILN6G> / 305-461-6769 (Coral Gables local number)

To speak to the Historic Preservation Board on an Agenda Item, please “Raise your Hand” or send a message to one of the meeting hosts using the Zoom Platform.

If you joined the meeting via telephone, you can “Raise your hand” by pressing *9.

I. CALL TO ORDER**II. ROLL CALL****III. APPROVAL OF THE MINUTES**

[26-1725](#) Historic Preservation Board Meeting Minutes for May 21, 2026

Attachments: [HPB Minutes for 05.21.2026 Meeting Legistar](#)

IV. CHANGES TO THE AGENDA**V. PUBLIC HEARING*****SWEARING IN OF INTERESTED PARTIES***

SIGN-IN SHEET: Those who wish to address the Board during the public hearing portion must legibly record their name and address on the sign-in sheet with the item(s) they wish to address at the recording secretary's table. The primary purpose of the sign-in sheet is to record the attendance at the meeting and to assist in the accurate recording of the minutes.

PROCEDURE: The following format shall be used; however, the Chairperson in special circumstances may impose variations.

- *Identification of item by Chairperson*
- *Disclosure statement by Board members*
- *Presentation by Staff*
- *Applicant or Agent presentation*
- *Public comment-support/opposition*
- *Public comment closes - Board discussion*
- *Motion, discussion and second of motion*
- *Board's final comments*
- *Vote*

VI. LOCAL HISTORIC DESIGNATIONS

1. [26-1697](#) **CASE FILE LHD 2025-006 and CASE FILE COA (SP) 2026-007:** An application for the issuance of a Special Certificate of Appropriateness for the property at **439 Majorca Avenue**, a Local Historic Landmark, legally described as Lot 16 & the West ½ of Lot 17, Block 1, Coral Gables Section B, according to the Plat thereof, as recorded in Plat Book 5, at Page 111 of the Public Records of Miami-Dade County, Florida. The applicant is also requesting the issuance of an Accelerated Special Certificate of Appropriateness and design approval for additions and alterations to the residence, a pergola addition to the carport, and sitework.

Attachments: [1 LHDreport -- 439 Majorca - June 2026](#)
[COA Report - SP2026-007](#)
[--- 439 Majorca_Rev3 \(2\)_v1](#)
[250457 ETHAN MANSLEY CURTIS 439 MAJORCA AVENUE CORAL GABLES](#)
[letter of intent v1 \(35\)](#)
[BOA Approval](#)
[House Photos](#)

2. [26-1699](#) **CASE FILE LHD 2026-03:** Consideration of the local historic designation of the property at **1624 Granada Boulevard**, legally described as Lots 23 & S7FT of Lot 22 & Lot 24 & S10 FT of Lot 21, Block 1, Coral Gables Section "C," according to the Plat thereof, as recorded in Plat Book 8, at Page 26 of the Public Records of Miami-Dade County, Florida.

Attachments: [1 LHDreport -- 1624 Granada](#)

VII. SPECIAL CERTIFICATES OF APPROPRIATENESS

1. [26-1467](#) **CASE FILE COA (SP) 2025-019**: An application for the issuance of a Special Certificate of Appropriateness for the property at **547 Alcazar Avenue**, a Contributing Resource within the “Alcazar Avenue Historic District,” legally described as Lot 24, Block 13, Coral Gables Section “B,” according to the Plat thereof, as recorded in Plat Book 5, at Page 111, of the Public Records of Miami-Dade County, Florida. The application requests design approval for the enclosure of the open front porch with impact-resistant windows and doors.

Attachments: [COA SP 2025-019 Report REVISED](#)

[Letter of Intent - 031926](#)

[547 Alcazar Permitting 031926](#)

[Right Elevation \(1\) 031926](#)

[Front-Left Elevation 031926](#)

[Left Elevation 031926](#)

[COA SP 2025-019 Report](#)

[BOA_v1](#)

[Certificate of Appropriateness_v1](#)

[Floor Plane 6-25-25_v1](#)

[Letter of Intent 8-20-25_v1](#)

[Material color_v1](#)

[Photos of existing conditions_v1](#)

[Site Plane 6-25-25_v1](#)

At the request of the owner, this item has been deferred to the July 16, 2026 meeting.

2. [26-1700](#) **CASE FILE COA (SP) 2026-016**: An application for the issuance of a Special Certificate of Appropriateness for the property at **4400 Palmarito Street**, a Contributing Resource within the “Italian Village,” legally described as Lots 7 thru 9, Block 12, Coral Gables Riviera Section Part 1, according to the Plat thereof, as recorded in Plat Book 28, at Page 31 of the Public Records of Miami-Dade County, Florida. The application requests design approval for additions and alterations to the residence and sitework. Variances have also been requested from Article 2, Section 2-101 D (4) (b) for the side setback of the garage addition, and from Article 2, Section 2-101 D (4) (c) the rear setback of the two-story garage addition and one-story covered terrace.

Attachments: [COA Report - SP2026-009](#)
[4400 Palmarito Letter of Intent V2 050426](#)
[ARCHITECTURAL SET v1](#)
[BOA APPROVAL v1](#)
[COA 4400 Palmarito v1](#)
[EXISTING PHOTOS v1](#)
[SURVEY_v1 \(2\)](#)
[Palmarito Street - 4400](#)

3. [26-1701](#) **CASE FILE COA (SP) 2024-010 RENEWAL:** An application for the reissuance of a Special Certificate of Appropriateness for the property at **1256 South Greenway Drive**, a Non-Contributing Resource within the “Country Club of Coral Gables Historic District,” legally described as Lots 3 & 4, Block 5, Coral Gables Section “E,” according to the Plat thereof, as recorded in Plat Book 8, Page 13 of the Public Records of Miami-Dade County, Florida. The application requests design approval for the demolition of the existing residence and the construction of a new single-family residence.

Attachments: [COA Report - SP2024-010 RENEWAL](#)
[Certificate - SP2024-010](#)
[LFinal - SP2024-010](#)
[1256 S. Greenway - Drawings approved by HPB](#)
[Architectural Plans v2Origin \(030425\)](#)
[1256 S Greenway Drive COA RENEWAL application](#)

4. [26-1702](#) **CASE FILE COA (SP) 2026-009:** An application for the issuance of a Special Certificate of Appropriateness for the property at **808 Majorca Avenue**, a Local Historic Landmark, legally described as the East 25 Feet of Lot 7 & All of Lot 8, Block 30, Coral Gables Section “B,” according to the Plat thereof, as recorded in Plat Book 5, at Page 111, of the Public Records of Miami-Dade County, Florida. The application requests design approval for an addition and alterations to the residence and sitework. A variance has also been requested from Article 5, Section 5-502 of the Coral Gables Zoning Code for a flat roof.

Attachments: [COA Report - SP2026-009](#)
[1.ARCH PLAN \(808 MAJORCA AVE-JUAN\) 04-14-2026 \(1\) v2](#)
[letter of intent 05-08-2026 v1](#)
[House Photos](#)
[25-039 Sur. #808 \(2\) v1](#)
[25-039 Elev. # 808 \(1\) v1](#)
[DIAGRAM \(808 MAJORCA AVE-JUAN\) 04-14-2026 v1](#)

VIII. OLD BUSINESS

IX. NEW BUSINESS

X. CITY COMMISSION ITEMS

XI. DISCUSSION ITEMS

XII. ADJOURNMENT

NOTE

Any person who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, must register with the City Clerk, prior to engaging in lobbying activities before city staff, boards, committees and/or the City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall.

Any person, or persons, wishing to appeal any decision made by the City Commission with respect to any matter considered at this meeting or hearing, will require a verbatim record of the proceeding upon which the appeal is based. Interested persons should, therefore, take the necessary steps to ensure that a verbatim record of the proceedings is made which contains the testimony and evidence upon which the appeal is based.

Any person making impertinent or slanderous remarks or who become boisterous while addressing the Commission, shall be barred from further audience before the Commission by the Chair, unless permission to continue or again address the Commission is granted by the majority vote of the Commission Members present. Clapping, applauding, heckling or verbal outbursts or any remarks in support or opposition to a speaker shall be prohibited. Signs or placards shall not be permitted in Commission Chambers.

Any person with a disability requiring communication assistance (such as a sign language interpreter or other auxiliary aide or service) in order to attend or participate in the meeting should contact the City's ADA Coordinator, Clifford R. Friedman, Director of Human Resources & Risk Management (E-mail: cfriedman@coralgables.com, Telephone: 305-722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

Any person who needs assistance in another language in order to speak during the public hearing or public comment portion of the meeting should contact the City's ADA Coordinator, Clifford R. Friedman, Director of Human Resources & Risk Management (E-mail: cfriedman@coralgables.com, Telephone: 305-722